

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 BELVOIR COURT CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 WHITCOMBE MEWS CRANBOURNE VIC 3977	\$1,100,000	01-Sep-22
51 SUNNINGDALE CRESCENT CRANBOURNE VIC 3977	\$1,010,000	26-Jul-22
38 CHERRYHILLS DRIVE CRANBOURNE VIC 3977	\$1,100,000	26-Jul-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 November 2022



**4 WHITCOMBE MEWS
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$1,100,000** Sold Date **01-Sep-22**

Distance **0.24km**



**51 SUNNINGDALE CRESCENT
CRANBOURNE VIC 3977**

4 2 3

Sold Price **\$1,010,000** Sold Date **26-Jul-22**

Distance **0.48km**



**38 CHERRYHILLS DRIVE
CRANBOURNE VIC 3977**

3 2 3

Sold Price **\$1,100,000** Sold Date **26-Jul-22**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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